

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 594-A

Case No. 88-6C

(Vanguard Associates PUD)

April 16, 1990

On November 14, 1988, by Z.C. Order No. 594, the District of Columbia Zoning Commission granted approval to an application of the Vanguard Associates for a consolidated Planned Unit Development (PUD). The PUD site is located at 1111 20th Street, N.W. The applicant proposed to renovate and expand an existing structure, the Vanguard Building. Z.C. Order No. 594 approved the PUD project with certain conditions, guidelines and standards.

One of the conditions in Z.C. Order No. 594 states that, "The Planned Unit Development approved by the Zoning Commission shall be valid for a period of 2 years from the effective date of this order. Within that time, application must be filed for the building permit, as specified in 11 DCMR 2407.2 and 2407.3. Construction shall start within 3 years of the effective date of this order."

Z.C. Order No. 594 became final and effective on December 23, 1988. The validity of that order is for two years; that is, until December 23, 1990.

On February 15, 1990, the applicant filed a request to extend the validity of Z.C. Order No. 594, pursuant to 11 DCMR 2406.10. The applicant requested an extension of time of one year, to then allow construction to commence on December 23, 1992.

The applicant contends the basis for an extension stems from complications in relocating the main tenant of the building, General Services Administration (GSA). GSA occupies approximately ninety-five percent of the office space in the building.

By letter dated February 15, 1990, the applicant stated the following:

"GSA has notified the applicant that due to the number of tenants, the complexity of the tenants requirements

and the amount of replacement space to be acquired by GSA, it will not be possible for GSA to completely vacate the structure when its lease expires. GSA estimates that its tenants could not completely vacate the building until the summer of 1991."

The Zoning Commission received no comments from Advisory Neighborhood Commission 2B, nor the Office of Planning regarding this matter.

Pursuant to 11 DCMR 2406.10 of the Zoning Regulations, the Commission believes that the applicant has shown good cause for the extension of time without further public hearing.

The Commission further believes that an extension of time, as requested by the applicant, is not unreasonable, that the rationale for granting approval for the PUD has not changed, and that no adverse consequences will result for approving the request.

It is therefore ordered that the validity of Zoning Commission Order No. 594 is EXTENDED for a period of one year; that is, until December 23, 1991. Prior to the expiration of that time, the applicant shall file an application for a building permit, as specified in 11 DCMR 2406.8. Construction shall start not later than December 23, 1992.


Vote of the Zoning Commission was taken at the monthly meeting on March 12, 1990: 4-0 (Maybelle Taylor Bennett, Lloyd D. Smith, Tersh Boasberg, and William Ensign, to extend - John G. Parsons, not voting having temporarily left the meeting).

This order was adopted by the Zoning Commission at the public meeting on April 16, 1990 by a vote of 4-0 (Maybelle Taylor Bennett, William L. Ensign, Lloyd D. Smith and Tersh Boasberg, to extend - John G. Parsons, not voting not having participated in the case).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is, on

MAY 25 1990


TERSH BOASBERG
Chairman
Zoning Commission


EDWARD L. CURRY
Executive Director
Zoning Secretariat